

BUILDING CONDITION AND REQUIRED REPAIRS:

General Comments

Externally, the entrance front of the building is of special architectural merit for its high quality moulded terracotta work, ironwork grilles and for its Art Nouveau style stained glass. The moulded terracotta is understood to have been sourced from the Doulton Company. The way that the building is of limited height, partly located beneath the pavement level, is of interest and derives from historic rights of light issues associated with the hotels which historically flanked the building.

The frontage is a symmetrical composition with a central enriched pediment with dolphin motifs set over the main entrance. It is arranged as a series of four shopfronts (two on the main frontage and two to the wings) comprising a pair of arched windows and doorway. Attached to the frontage is a metal and glass canopy which is a 1920s (later) addition to the building.

One of the most important elements of work proposed to the grade II listed building entails its restoration. As noted, the Leas Pavilion has been disused for the last ten years. In this time the building has fallen into a considerable state of disrepair and the frontage has suffered serious structural damage which has had an effect on the original terracotta.

Existing Windows

In addition to this, the Art Nouveau stained glass windows on the front facade will be carefully restored, again making use of the salvaged elements where possible, and the brickwork to the east façade will be carefully repaired.

Metal Canopy

The modern canopy entrance at street level is not of special interest. The non-original metal veranda which extends across the main frontage is to be removed. This element was introduced in the 1920s and is in poor condition with much of the glazing missing. The remaining ironwork will be photographically recorded / retained.

External walls

The perimeter retaining wall appears to be masonry, but may vary around the building. The external walls to the north, east and west elevations are red brick generally in Flemish bond, with a terracotta coping block. It appears that in at least some locations the red facing brick is a half brick thick outer leaf (with snapped headers), behind which there is a separate solid traditionally bonded lighter colour brick inner wall.

Further opening-up is required to determine whether these walls are bonded together either with header bricks or early mild steel ties.

The south, principal elevation and elevations to the south east and south west wings are brickwork, clad with brown/orange moulded Doulton terracotta with segmental arches over window and door openings. It is not known how the terracotta blocks are supported and intrusive investigation is required to determine this. The front the boundary wall and balustrades are also terracotta.

East and West projecting wings - Steelwork reinforcement / ties

After careful inspection of terracotta cladding by the terracotta specialist, Structural engineer to provide a design for steelwork sufficient to provide restraint to the arches over the various openings on the east, west and south elevation which appear to be failing (please refer to the section below).

Fabricate and fit support and restraint steelwork in accordance with SE drawings, all fabricated to take into account the marine environment and lack of cover.

South Elevation and South Wings Terracotta Facades

There is evidence of movement of the principal south elevation, the two elevations of the south east and south west wings that face into the forecourt, and the south facing elevation of these wings. This is particularly visible in the lines of the cornices and distortion of the segmental arches over the windows.

The principal south elevation appears to have settled between the west end and the central pediment and between the east end and the central pediment. There is small vegetation growing from the joints between the terracotta blocks.

Timber diagonal propping that provides lateral restraint to the elevations of the wings has been installed since the 2017 inspection, and the arch openings of the wings have also been back propped. These temporary works are assumed to have been installed to prevent further flattening of the segmental arches. The efficacy and condition of the temporary works were not inspected.

It appears that the lack of mass at the corners of the wings is the cause of inadequate lateral support to the springing of the arches which is evident in their spreading and flattening.

In addition, the removal of the basement wall, which supported the principal front elevation, and the insertion of steel beams to support the slab and wall above, seem to have caused settlement of this elevation. This may have occurred almost immediately at the time of the works if there had been inadequate jacking of the new beams upwards to pick up the load of the wall above.

Therefore, in summary, it appears that the settlement and flattening of the cornices and arches respectively at the southern ends of the wings are due not only to the outward movement of the corner piers caused by a lack of mass (the piers are skinny), but also the downward movement resulting from the removal of supporting walls, probably in 1986.

One arch should be partially dismantled to determine the exact form of construction and support for the terracotta blocks. The temporary works should be adapted to allow this. Repair works should be developed. Options include removal of vegetation, repointing in matching lime mortar, careful pinning of the arches in place, insertion of internal concealed stainless steel ties to restrain the arches (particularly at the corners of the wings), relaying of the cornices and parapet blocks where they have moved, stiffening of the steel supporting beams at basement level, jacking the deflected beams and settled piers up to their original level, dismantling and rebuilding of the facades, and monitoring movement. These will be explored following further inspection, investigation and analysis.

Terracotta tiling

Specialist structural work will be undertaken to stabilise the front façade and a terracotta specialist has been brought into the team to provide a sensitive schedule of works for the restoration of this elevation and associated steps and balustrade etc. Where possible the existing terracotta (both that which remains in situ and which has been salvaged within the building) will be reused with elements restored to their original locations.

What is immediately evident is the condition of the fired skin of the terracotta units, in particular when you consider its close proximity to the coast and the harsh prevailing salt water environment. This is most probably attributable to the quality of the fired skin and the fact that the façade has not been cleaned using aggressive acidic based cleaning methods.

The façade was also constructed with no movement joints and as part of the reconstruction, one exercise required is the suitability of the terracotta to be reconstructed as originally constructed as some of the inherent design defects are the reason why the façade has to be dismantled and reconstructed.

All of terracotta tiling to be cleaned using non-abrasive cleaning techniques. Terracotta specialist to advise regarding methodology.

Provide replica tiles to replace any missing or damaged terracotta tiles to match the dimensions, design, colour and texture of the existing blocks (to be provided by specialist supplier).

Rake out and re-point mortar joints using a lime-based mortar as recommended by the specialist supplier.

External redecorations

Following the completion of the necessary structural and weathering works, the exterior joinery and metalwork all needs to be redecorated and the works should include:

- Exposed iron work to be de-rusted, treated with a chemical rust preventative treatment, followed by appropriate primers for either bare metal finishes or specialist primer for galvanised metal, prior to finishing off with an oil based paint system.

- All external joinery to be re-decorated using a good quality exterior paint system with primer / undercoats and top coats, all applied in accordance with the manufacturer's specifications.

- All areas of exposed timber joinery to be finished and brought down to an even colour, using an appropriate preservative wood stain and finished off with yacht varnish.

Strip back old paintwork prior to repairs, redecorate with primer finish prior to re-assembly within the rebuilt pavilion blockwork.

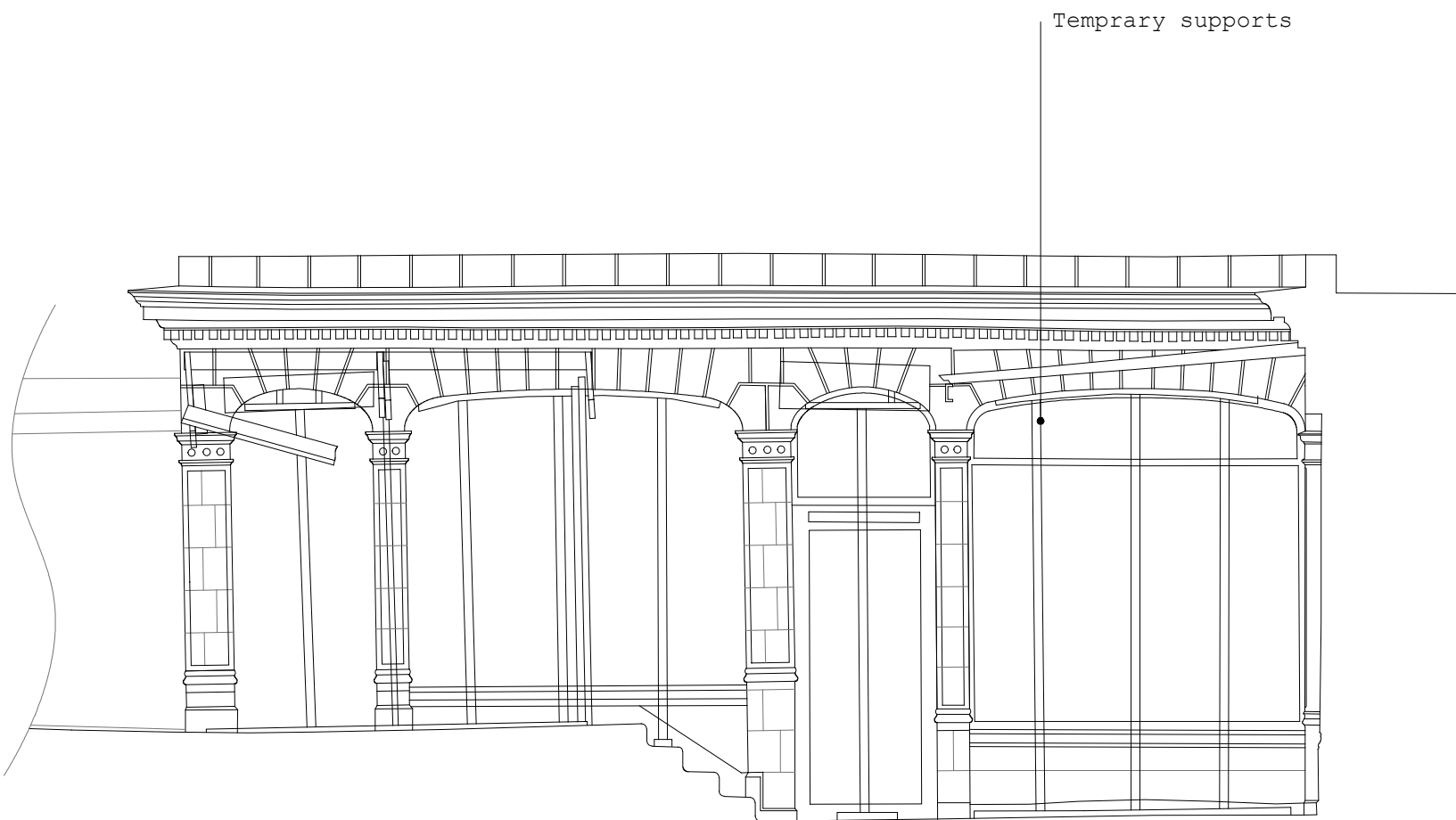
PLEASE NOTE

For additional specialist details and information, please refer to enclosed reports:

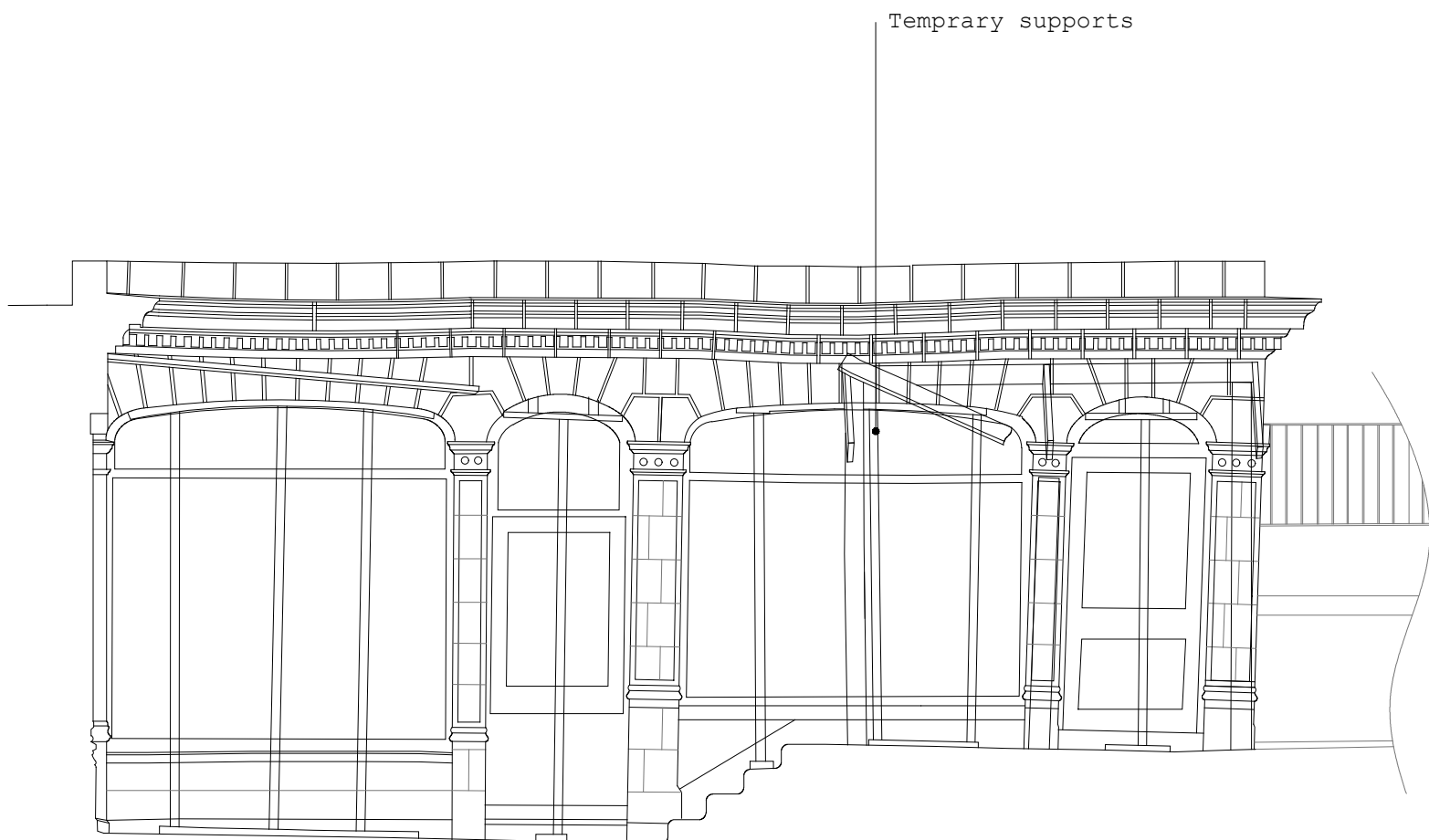
- Heritage Statement, Heritage Collective
- Listed Building Repairs Notice, Folkestone & Hythe District Council
- Structural Inspection and Appraisal, Ramboll
- Facade inspection and outline terracotta repair methodology, PAYE Conservation



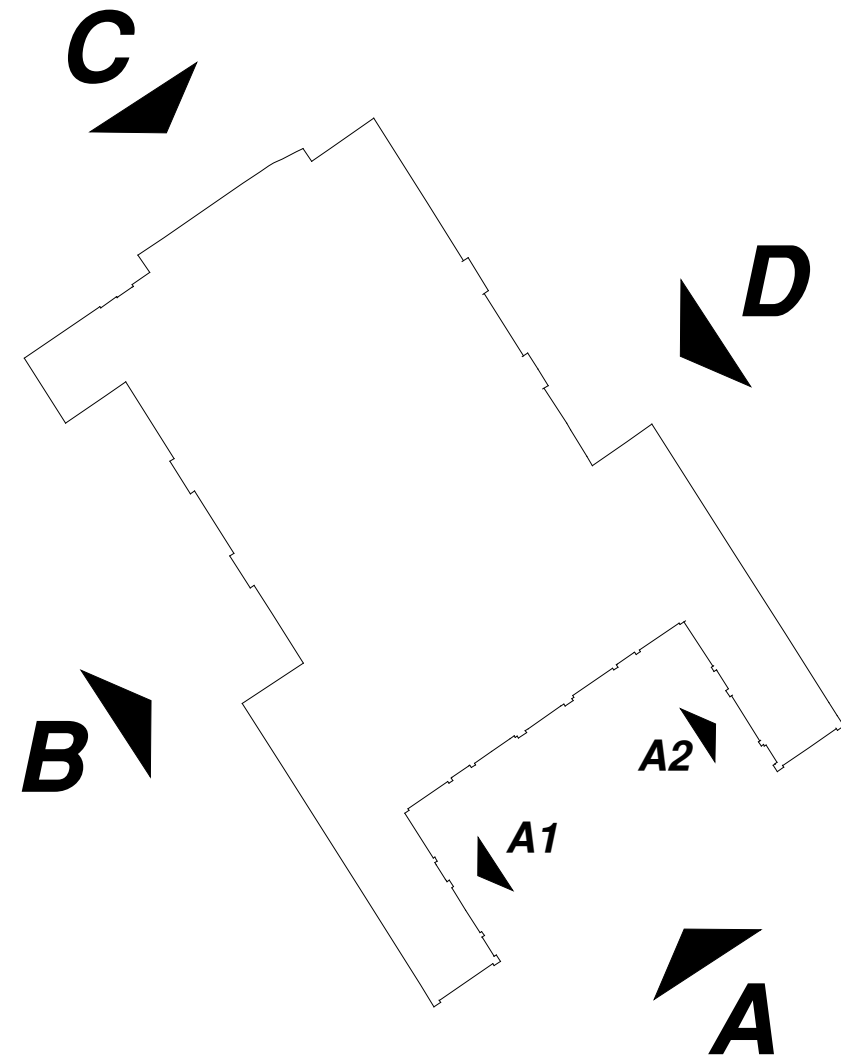
Existing South Elevation (Elevation A)



Existing South Courtyard Elevation (Elevation A1)



Existing South Courtyard Elevation (Elevation A2)



Key (Not to Scale)

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Project | THE LEAS PAVILION, THE LEAS
FOLKESTONE

Client | GUSTAVIA LTD.

Title | LISTED BUILDING APPLICATION: EXISTING ELEVATIONS 1

Status | PLANNING

Scale|A1 | 1:50 Date | 26.03.20 Drawn | DS Chk'd | ME

Project Number
19.098
Bim Number

Drawing Number
014LB

Revision
P1